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LAS VEGAS DEVELOPMENT GROUP, LLC
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10 UNITED STATES DISTRICT COURT
11 DISTRICT OF NEVADA

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13 NATIONSTAR MORTGAGE LLC,)
14)
Plaintiff,)

15 vs.)

16 THE LEGACY ESTATES PROPERTY)
OWNERS ASSOCIATION; LAS VEGAS)
17 DEVELOPMENT GROUP LLC; PADESHAH)
HOLDINGS LTD.; and NEVADA)
18 ASSOCIATION SERVICES, INC.,)
Defendants.)

19 LAS VEGAS DEVELOPMENT GROUP, LLC,)
20 a Nevada limited liability company,)
21 Counterclaimant,)

22 vs.)

23 NATIONSTAR MORTGAGE, LLC, a)
Delaware limited liability company,)
24 Counter-Defendant.)

25)
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Case No. 2:16-cv-01934-RFB-BNW

STIPULATION TO DISMISS ALL
CLAIMS AS TO LAS VEGAS
DEVELOPMENT GROUP, LLC
ONLY

1 LAS VEGAS DEVELOPMENT GROUP, LLC,)
2 a Nevada limited liability company,)

3 Crossclaimant,)

4 vs.)

5 PADESHAH HOLDINGS, LLC, a Nevada)
6 limited liability company; DOE individuals I)
7 through XX; and ROE CORPORATIONS I)
8 through XX,)

9 Cross-Defendants.)

10 LAS VEGAS DEVELOPMENT GROUP, LLC)
11 a Nevada limited liability company,)

12 Third Party Plaintiff,)

13 vs.)

14 MANOUCHEHR S. DEZFOOLI, individually)
15 and as Trustee of the DEZFOOLI FAMILY)
16 TRUST; SOOSAN DEZFOOLI, individually)
17 and as Trustee of the DEZFOOLI FAMILY)
18 TRUST; DOE individuals I through XX; and)
19 ROE CORPORATIONS I through XX,)

20 Third Party Defendants.)

21 **STIPULATION TO DISMISS ALL CLAIMS AS TO LAS VEGAS**

22 **DEVELOPMENT GROUP, LLC ONLY**

23 COMES NOW, Plaintiff/Counter-Defendant, NATIONSTAR MORTGAGE, LLC
24 (“Nationstar”); Defendant/Counter-claimant/Cross-claimant/Third Party Plaintiff, LAS VEGAS
25 DEVELOPMENT GROUP, LLC (“LVDG”); and Defendant/Cross-Defendant, PADESHAH
26 HOLDINGS, LTD. (“Padeshah”), by and through their undersigned counsel, and hereby
27 stipulate and agree as follows:
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1. The instant action involves title to real property commonly known as 2074 Troon Drive, Henderson, Nevada 89074 (*the “Property”*). The Property was the subject of a homeowners association lien foreclosure sale (“*HOA Foreclosure Sale*”) conducted by Defendant, Nevada Association Services, Inc., on behalf of Defendant, the Legacy Estates Property Owners Association.

- 1 2. LVDG purchased the Property at the HOA Foreclosure Sale and thereafter sold it
2 to Defendant, Padeshah.
- 3 3. Nationstar filed the instant action to contest the force and effect of the HOA
4 Foreclosure Sale upon a security interest that it claims to hold in the Property.
- 5 4. Pursuant to a settlement agreement with Padeshah, LVDG has filed a Notice of
6 Disclaimer of Interest herein [ECF #94], certifying that it no longer claims any
7 right, title or interest in the Property.
- 8 5. Based on the Disclaimer of Interest, Nationstar's claims against LVDG, and
9 LVDG's claims against Nationstar, shall be dismissed WITHOUT prejudice, with
10 each party to bear its own attorneys' fees and costs.
- 11 6. Pursuant to its settlement with Padeshah, LVDG's claims against Padeshah shall
12 be dismissed WITH prejudice in their entirety, with each party to bear its own
13 attorneys' fees and costs.
- 14 7. No claims exist between LVDG and Defendants, The Legacy Estates Property
15 Owners Association and/or Nevada Association Services, Inc., in relation to the
16 Property.
- 17 8. Third Party Defendants, Manoucher S. Dezfooli and Soosan Dezfooli,
18 Individually and as Trustees of the Dezfooli Family Trust, have neither answered
19 nor appeared herein. LVDG hereby voluntarily dismisses its claims against these
20 Third Party Defendants WITH prejudice in their entirety.

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1 9. The dismissal of the above-referenced claims fully resolves this matter as it relates
2 to LVDG. LVDG shall not be required to participate further herein unless called
3 as a non-party witness for purposes of discovery or trial.

4 Dated this 25th day of March, 2020.

5 ROGER P. CROTEAU &
6 ASSOCIATES, LTD.

AKERMAN LLP

7 /s/ Timothy E. Rhoda
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16 ***Las Vegas Development Group, LLC***

17 THE WRIGHT LAW GROUP

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 Defendant Nationstar Mortgage LLC

22 IT IS SO ORDERED.

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25 RICHARD F. BOULWARE, II
26 UNITED STATES DISTRICT JUDGE

27 DATED this 26th day of March, 2020.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of March, 2020, I served via the United States District Court CM/ECF electronic filing system, the foregoing **STIPULATION TO DISMISS ALL CLAIMS AS TO LAS VEGAS DEVELOPMENT GROUP, LLC ONLY** to the following parties:

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